

Single Family Residence **RESIDENTIAL**

6027 BESSAC DR

RIVERBANK, CA 95367

\$524,577 TopHap Estimate · \$296 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,773 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

PARKING

VALUATION

\$525K

\$503K low

\$546K high

Last Sale

\$170,000 · Aug 31, 2001

Est. Owner Equity

\$302,577

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,871 (2025)
Assessed Value	\$264,416
Previous Assessed	\$264,416

PROPERTY FACTS

Property Type	Single Family Residence
County	Stanislaus
Lot (acres)	0.13
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10
FLOOD

47
WILDFIRE

50
HEAT

14
STORM

98
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2001	Resale	Grant Deed	\$170,000	\$96	\$161K
Feb 21, 2001	Resale	Grant Deed	\$352,000	\$199	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crossroads Elementary School	Elementary	KG–5	0.5 mi
James C. Enochs High School	High	9–12	2.7 mi
Elizabeth Middle School	Middle	6–8	3.1 mi

District: Sylvan Union Elementary School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95367

73 CRIME INDEX	84 AIR POLLUTION	21,399 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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